

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE  
MINUTES  
September 21, 2020**

The Dodge County Land Resources and Parks Committee met on September 21, 2020 at 7:00 p.m. on the 1<sup>st</sup> Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Allen Behl, Mary Bobholz, Tom Schaefer, Travis Schultz and Larry Schraufnagel. Larry participated by phone. The staff present at the request of the Chairman were Bill Ehlenbeck, and Joseph Giebel.

Other County Board members in attendance: **None**

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Joseph Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The minutes from the September 14, 2020 meeting were reviewed by the Committee.

Motion by Travis Schultz to approve the minutes as written.

Second by Mary Bobholz      Vote: 5-0      Motion carried.

**The hearing procedures were read into the record.**

**PUBLIC HEARING**

**Leon Wollitz** – Request to rezone approximately 9.5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the creation of a non-farm residential lot at this location. The site is located in part of the SW ¼ of the NE ¼, Section 13, Town of Shields, the site address being N1541 County Road K.

Motion by Mary Bobholz to submit a favorable recommendation on the request to to rezone approximately 9.5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the creation of a non-farm residential lot at this location

Second by Travis Schultz      Vote 5-0      Motion carried.

### **PUBLIC HEARING**

**Sal Okon, agent for Wondra Family Holding, LLC.** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 5-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NE ¼ of the SE ¼, Section 26, Town of Leroy, the site address being N10275 Dairy Road.

Motion by Allen Behl to approve the conditional use permit to allow for the creation of an approximate 5-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 5.514-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
  - 028-1316-2641-000; 028-1316-2642-000; 028-1316-2643-000; 028-1316-2644-000;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.
8. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Mary Bobholz      Vote 5-0      Motion carried.

### **PUBLIC HEARING**

**Charles and Roberta Schranz** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 2-3-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW ¼ of the SW ¼, Section 24, T13N, R14E, Town of Trenton, the site address being N10565 Cottonwood Road.

Motion by Travis Schultz to approve the conditional use permit to allow for the creation of an approximate 2-3-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 3.8-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed 2-3-acre non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:  
044-1314-2433-000; 044-1314-2344-000;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.
8. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Larry Schraufnagel      Vote 5-0      Motion carried.

#### **PUBLIC HEARING**

**Neil and Jean Foch** – Request to rezone approximately 3-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the creation of a 3-acre non-farm residential lot. The site is located in part of the SE ¼ of the SE ¼ and part of the NE ¼ of the SE ¼, Section 9, Town of Oak Grove, the site address being N6582 Fairfield Road.

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors on the request to rezone 3-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the creation of a 3-acre non-farm residential lot.

Second by Travis Schultz      Vote 5-0      Motion carried.

## **ADMINISTRATIVE BUSINESS**

### **1. Budget Update**

Bill Ehlenbeck provided the Committee with an overview of the proposed 2021 Department budget. A handout with the breakdown of the overall budget numbers for each division was reviewed with the Committee. Bill provided an explanation for the proposed increases in expenses for 2021 and the key projects planned for the 2021 year.

Bill also provided a budget status report for 2020. Almost all of the Department accounts are now set up and correct. Overall the Department is in good shape. There are several park projects still on task for this year. The bridge and culvert replacements on the Wild Goose Trail, the boardwalk at Ledge Park and the old shelter cleanup at Harnischfeger Park are still planned for this year. The pole shed construction at Harnischfeger Park will be started soon but it is entirely funded and managed by the Friends of Dodge County Parks. Park staff are just monitoring and helping to oversee the project. Department revenue accounts are looking good. The Code revenue is already ahead of budget and is estimated to be ahead by about \$40,000 for the year. Parks revenue shortfall is expected to only be about \$26,000 this year and the land Information revenue from retained fees is estimated to exceed budget expectations by about \$30,000 by year end. The main shelter at Astico Park needs to be replaced because of safety concerns. The plan is to remove the shelter and replace the concrete base yet this year and then purchase and install the shelter structure next year. Some of the funds for the replacement shelter will come from the insurance revenue in the rehab funds from the 2015 storm damage at the park.

### **2. No additional Per Diems.**

Motion by order of the Chairman to adjourn the meeting.

Meeting adjourned at 8:15 p.m.

Respectfully Submitted,



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**Allen Behl, Secretary**

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.